



Staff Report PC15-025-DP

Whitestown East GDI - Development Plan

Docket PC15-025-DP Whitestown East GDI- The petitioner is requesting approval of a Development Plan to be known as Whitestown East. The subject property is currently zoned I-1 and 96.1 acres. The Technical Advisory Committee (TAC) reviewed the plans on 1/12/2016 with Boone County Highway Department and Boone County Surveyor's Office. The petitioner is MCC Properties #100 LLC, and the project engineer is Woolpert, Inc.



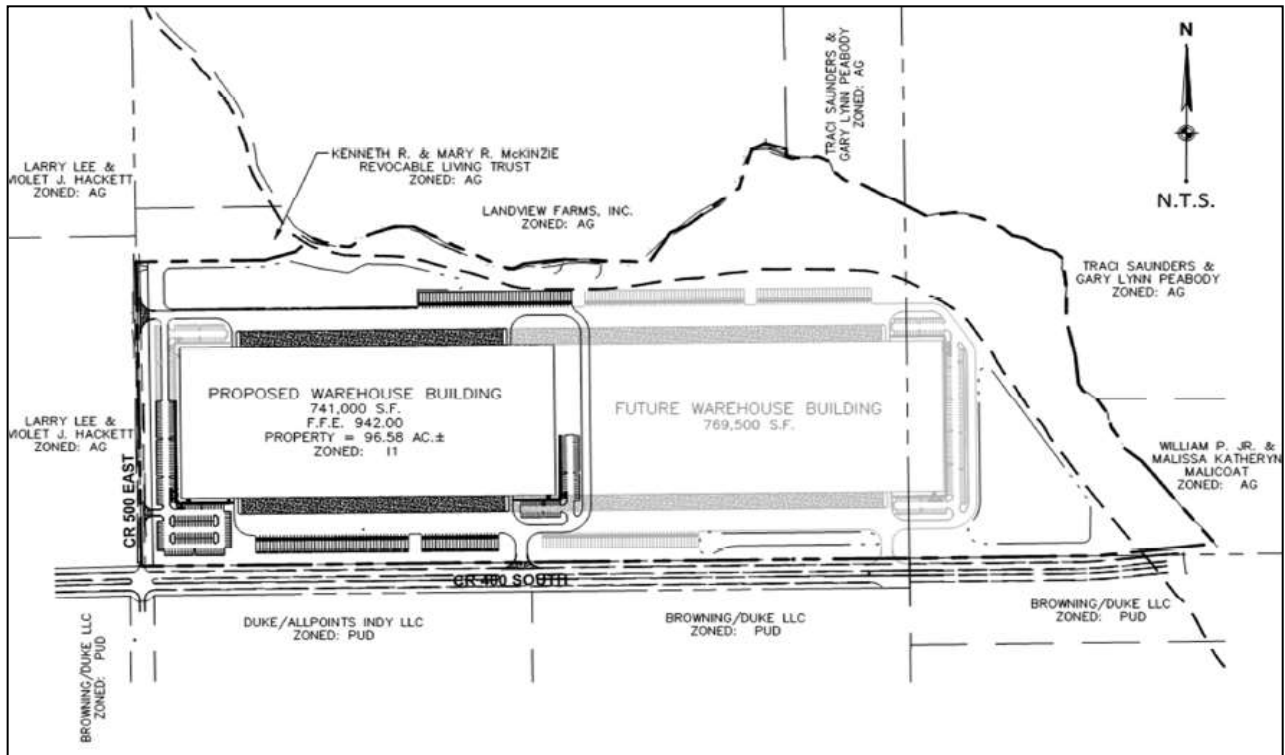
History

- The subject property was rezoned from AG to I-1 in early 2014 per Ordinance #2014-03. Commitments to this rezone are listed out in Exhibit B of this document.
- TAC met on 1/12/2016.

Proposed Development

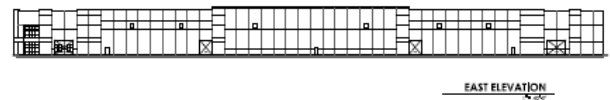
The project is located at the NE corner of CR 500 E and Albert S. White Boulevard. The project includes a 741,000 SF facility that is expandable to 1,500,000 SF with truck docks, parking areas and utility and road infrastructure improvements. The development is currently speculative in nature and hours of operation, number of employees and exact traffic counts are unknown until facility users are determined.

Egress and Ingress traffic will be from CR 500 E and Albert S. White. The petitioner has met with the Boone County Highway Department to design the left turn lanes and curb cuts from Albert S. White. The proposed development plan for this site below:



The

proposed architecture and elevations are below:



Compliance

The proposed development plan is in compliance with the standards of the Whitestown UDO and Comprehensive Plan.

Technical Advisory Committee Comments

Only a few minor comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Final approval from Boone County Drainage Board
- Final approval from Boone County Highway Department

Staff Comments

The proposed development plan must abide by the commitments set forth in the recorded Ordinance 2014-03, Exhibit B:

A. To preserve the character of development in this corridor, the following development standards shall be required:

1. "Buffer yard E" shall be required along Albert S. White Blvd (at least 30 feet wide with canopy trees, understory trees, and shrubs as outlined in the Zoning Ordinance.)
2. Maximum building height shall be 60 feet.
3. Architectural review by the Plan Commission shall be considered at the time of Development Plan approval.

B. To preserve the nature of development in this area, the following land uses shall be prohibited: Animal Day Care Facility, Customary Home Occupation (Accessory Use); Farm Seasonal Worker Housing; Fuel Dealers; Mobile Home Travel Trailer, Camper Sales & Service; Skating; Temporary Mobile Home; and Trade or Business Schools.

C. Additional right-of-way for Albert S. White Blvd and 500 E shall be provided where necessary to ensure that they continue to function as a Major Arterial and Major Collector respectively.

D. Trail/Pathway connections should be considered when possible along the creek to the north of the development to foster connectivity between future developments.

E. No additional median cuts onto Albert S. White Blvd shall be permitted. No more than two driveways access point 500 E shall be permitted. All driveways shall be reviewed by TAC and WPC at the time of Development Plan consideration.

F. In the event the use of the property includes loading docks and truck parking areas facing along the north side of Albert S. White Blvd, a buffer yard shall be provided along Albert S. White Blvd that resembles the buffer yard on the south side of Albert S. White Blvd containing a berm that is at least eight feet tall. This particular commitment may be amended with the approval of the Whitestown Plan Commission for good cause shown at the time of development plan approval.

Staff Recommendation

Staff recommends that the WPC approve the development plan with the following conditions:

- 1) Down-lighting fixtures will be used to reduce light pollution.
- 2) A traffic study will be done to determine design of the left turn lanes off Albert S. White Boulevard
- 3) Commitment F of Ordinance 2014-03 be amended to reduce the eight foot tall berm to the height in which loading docks cannot be seen from Albert S. White Blvd.